

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Essex County Consortium State: NJ

PJ's Total HOME Allocation Received: \$23,022,080 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 27			
Program Progress:							
% of Funds Committed	74.14 %	89.44 %	27	90.66 %	1		3
% of Funds Disbursed	66.71 %	79.59 %	26	81.06 %	2		6
Leveraging Ratio for Rental Activities	4.58	4.71	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	91.03 %	85.10 %	15	81.27 %	43		39
% of Completed CHDO Disbursements to All CHDO Reservations***	75.09 %	65.13 %	9	68.23 %	57		54
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.04 %	82.90 %	7	79.86 %	78		73
% of 0-30% AMI Renters to All Renters***	76.07 %	44.92 %	4	44.82 %	95		91
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.72 %	96.07 %	18	94.65 %	31		32
Overall Ranking:				In State:	7 / 27	Nationally:	83 / 81
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,199	\$26,982		\$25,419	748 Units		84.00 %
Homebuyer Unit	\$22,625	\$16,774		\$14,530	126 Units		14.20 %
Homeowner-Rehab Unit	\$41,030	\$15,065		\$20,251	16 Units		1.80 %
TBRA Unit	\$0	\$8,048		\$3,156	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Essex County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$79,253	\$129,148	\$42,576
State:*	\$102,139	\$92,233	\$16,998
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	46.7	13.3	25.0	0.0
Black/African American:	49.9	77.1	75.0	0.0
Asian:	0.7	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.9	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.5	6.7	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	76.7	27.6	25.0	0.0
2 Persons:	10.4	31.4	62.5	0.0
3 Persons:	2.5	22.9	6.3	0.0
4 Persons:	2.2	9.5	6.3	0.0
5 Persons:	0.8	4.8	0.0	0.0
6 Persons:	7.0	1.0	0.0	0.0
7 Persons:	0.3	2.9	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.9	32.4	18.8	0.0
Elderly:	51.3	6.7	56.3	0.0
Related/Single Parent:	7.1	44.8	25.0	0.0
Related/Two Parent:	1.5	13.3	0.0	0.0
Other:	3.2	2.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	52.8	3.8 [#]
HOME TBRA:	1.3	
Other:	26.9	
No Assistance:	19.1	

of Section 504 Compliant Units / Completed Units Since 2001 421

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Essex County Consortium

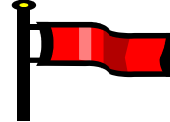
State: NJ

Group Rank: 83
(Percentile)

State Rank: 7 / 27 PJs

Overall Rank: 81
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	91.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	75.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.04	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	95.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	4.64	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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